

TENANT.

(E) TENANT'S RIGHT TO REDEEM LEASED PREMISES PRIOR TO EVICTION.

IN ANY ACTION OF SUMMARY EJECTMENT FOR FAILURE TO PAY RENT WHERE THE LANDLORD IS AWARDED A JUDGMENT GIVING HIM RESTITUTION OF THE LEASED PREMISES, THE TENANT SHALL HAVE THE RIGHT TO REDEMPTION OF THE LEASED PREMISES BY TENDERING IN CASH, CERTIFIED CHECK OR MONEY ORDER TO THE LANDLORD OR HIS AGENT ALL PAST DUE RENT AND LATE FEES, PLUS ALL COURT AWARDED COSTS AND FEES, AT ANY TIME BEFORE ACTUAL EXECUTION OF THE EVICTION ORDER.

(F) APPEAL BY TENANT.

THE TENANT MAY APPEAL FROM THE JUDGMENT OF THE DISTRICT COURT TO THE CIRCUIT COURT FOR ANY COUNTY OR THE BALTIMORE CITY COURT, AS THE CASE MAY BE, AT ANY TIME WITHIN TWO DAYS FROM THE RENDITION OF THE JUDGMENT; THE TENANT IN ORDER TO STAY ANY EXECUTION OF THE JUDGMENT, SHALL GIVE A BOND TO THE LANDLORD WITH ONE OR MORE SURETIES, WHO ARE OWNERS OF SUFFICIENT PROPERTY IN THE STATE OF MARYLAND, WITH CONDITION TO PROSECUTE THE APPEAL WITH EFFECT, AND ANSWER TO THE LANDLORD IN ALL COSTS AND DAMAGES MENTIONED IN THE JUDGMENT, AND SUCH OTHER DAMAGES AS SHALL BE INCURRED AND SUSTAINED BY REASON OF THE APPEAL; THE BOND SHALL NOT AFFECT IN ANY MANNER THE RIGHT OF THE LANDLORD TO PROCEED AGAINST THE TENANT, ASSIGNEE OR SUBTENANT FOR ANY AND ALL RENTS THAT MAY BECOME DUE AND PAYABLE TO THE LANDLORD AFTER THE RENDITION OF THE JUDGMENT.

8-402. HOLDING OVER.

(A) LIABILITY OF TENANT.

(1) IF A TENANT UNDER ANY LEASE SHALL UNLAWFULLY HOLD OVER BEYOND THE TERMINATION OF THE LEASE, HE SHALL BE LIABLE IN DAMAGES TO THE LANDLORD AS SET OUT IN THE FOLLOWING PARAGRAPHS UNLESS THE LEASE PROVIDES SOME OTHER MEASURE OF DAMAGES.

(2) (i) WHERE THE LEASED PREMISES ARE USED BY THE TENANT PRIMARILY AS THE RESIDENCE OF THE TENANT, HIS FAMILY OR SOMEONE HOLDING UNDER THEM, THEN THE MEASURE OF DAMAGES SHALL BE THE LANDLORD'S ACTUAL DAMAGES, BUT NOT EXCEEDING DOUBLE THE RENT UNDER THE LEASE (APPORTIONED FOR THE DURATION OF THE [[HOLD-OVER]] HOLDOVER.

(ii) WHERE THE LEASED PREMISES ARE USED BY THE TENANT OR SOMEONE HOLDING UNDER HIM PRIMARILY FOR NONRESIDENTIAL PURPOSES, THE MEASURE OF DAMAGES SHALL BE DOUBLE THE [[RENDER]] RENT UNDER THE LEASE (APPORTIONED